



ADU

ACCESSORY DWELLING UNITS

YOUR GUIDE THROUGH
THE PERMITTING PROCESS



Accessory Dwelling Unit (**ADU**) Ordinance Guidelines

On January 1, 2017, new State laws took effect to create opportunities for accessory dwelling units (ADUs), also referred to as “backyard homes,” “second units,” “in-law units,” or “granny flats.” Beyond traditional market rate construction and affordable housing developments, ADUs provide an alternative, flexible housing model that can help address home supply and affordability in California.

In response to the new State regulations, the Long Beach City Council adopted an ADU Ordinance in December 2017 to enable the construction of ADUs in many residential zones within the City. The ADU Ordinance builds on the City’s efforts to meet the diverse housing needs of the community, while also maintaining the character and livability of Long Beach neighborhoods.





What is an ADU?

An ADU is an accessory dwelling unit on a property with one single-family residence. ADUs must meet building code standards, comply with local zoning, and land use regulations. An ADU provides complete, independent living facilities, such as a full kitchen, bathroom, and sleeping space, and generally takes three forms:

- Detached: The unit is separated from the primary residence.
- Attached: The unit is attached to the primary residence.
- Repurposed Existing: A space within the primary residence is converted into an ADU.



Does my property qualify for an ADU?

- Property owner must live in either the primary residence or ADU.
- Property must be an existing single-family residence.
- Require minimum lot size of 5,200 square feet.
- One ADU may be developed on a lot with only one existing single-family residence. Maximum unit size for an ADU is 800 square feet or 50% of an existing unit, whichever is less.
- Detailed requirements for ADUs can be found at www.lbds.info/lbadu.



How do regulations protect my neighborhood?

The ADU Ordinance respects local development conditions and standards to support a wide variety of ADUs throughout Long Beach. Prior to beginning any project, contact the City's Planning Bureau to ensure that the proposed location is suitable for an ADU. Additionally, proposed ADU projects are subject to minimum lot size, maximum unit size and setbacks, open space requirements, and design standards. The City's knowledgeable and helpful staff offers preliminary consultations to facilitate the various technical aspects associated with each individual project.

Is an ADU right for me?

If you are in need of additional living space for your family, interested in earning rental income, or increasing the value of your property, an ADU can provide a rewarding solution.

ADUs can be a valuable form of housing, particularly in urban areas, and offer a range of benefits to homeowners, renters, the local community, and the environment when they are built in compliance with City requirements.





The permitting process.

Where to begin? To get started, call the Planning Bureau Zoning Information Line at (562) 570-6194 or go to www.lbds.info/lbadu to review the building code requirements and download the application needed for your ADU project. You may need to hire a registered design professional, such as an architect and/or engineer to prepare construction drawings. Once you've gathered all the required information, submit your construction documents to the City.

- Go to www.lbds.info/lbadu for complete ADU regulations before preparing your plans.
- Call (562) 570-LBDS (5237) to make an appointment to submit your completed application and construction drawings to the Development Permit Center located at Long Beach City Hall, 333 W. Ocean Blvd., 4th Floor.
- The Building and Safety Bureau will route your application and construction drawings to the following City staff, as necessary: Building, Electrical, Mechanical, Plumbing, Fire, and Planning.
- Upon receiving all approvals for your ADU, and upon payment of all applicable fees, construction permits will be issued.
- Construction work commences and inspection follows.

For ADUs of all sizes and types, you will find the City of Long Beach is on your side to ensure that your project succeeds.

**For more information on ADUs in Long Beach,
call (562) 570-6194 or visit www.lbds.info/lbadu.**



Long Beach Development Services
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Long Beach, CA 90802

Visit us at **www.lbds.info**

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request at (562) 570-3807.

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www.lbds.info.